

**ISSUE:** Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for an addition and alterations and Waiver of the Rooftop Mechanical Screening Requirement

**APPLICANT:** Brendan and Wendy Owens

**LOCATION:** Old and Historic Alexandria District  
121 South Henry Street

**ZONE:** CD/Commercial Downtown Zone

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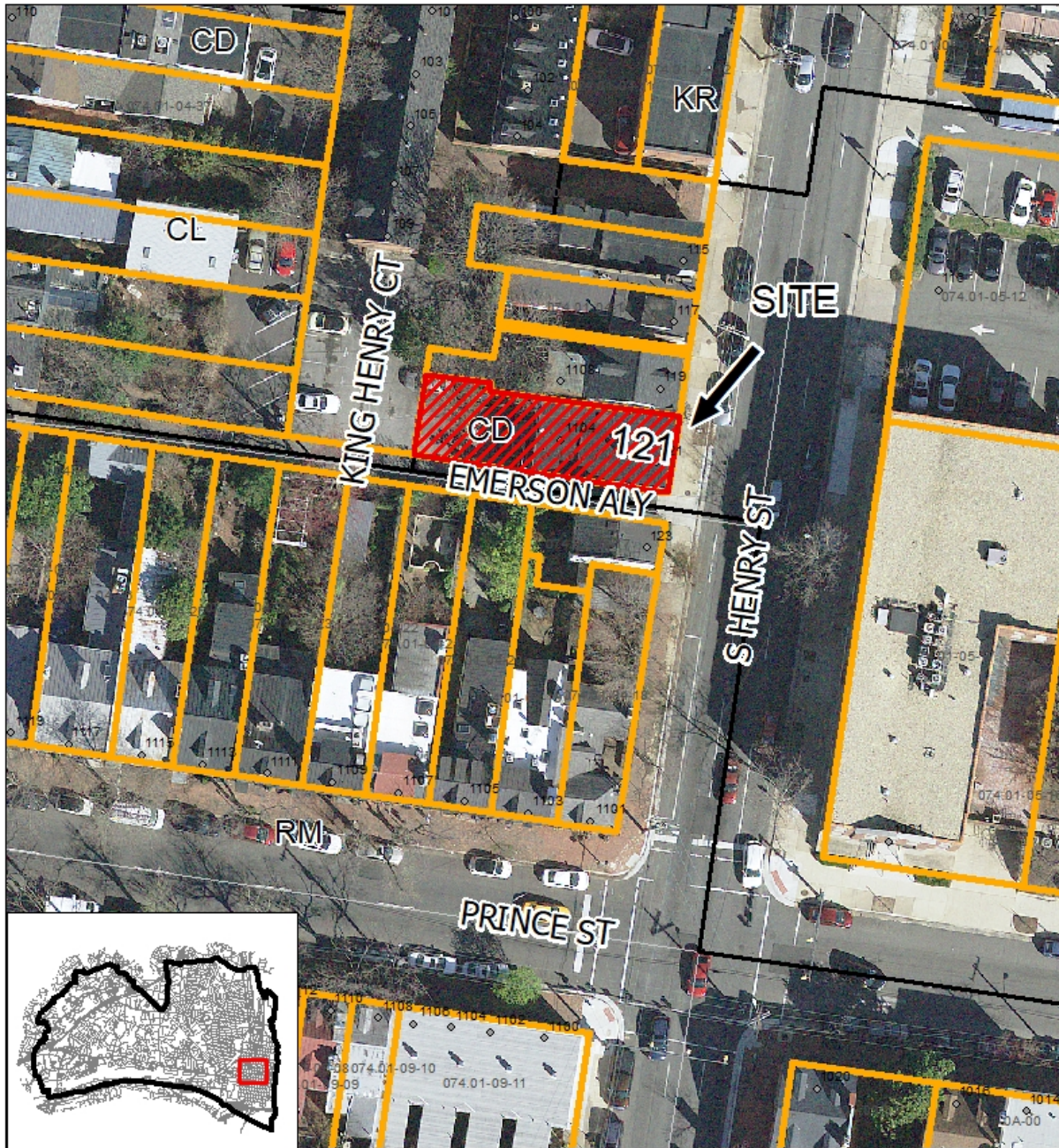
**STAFF RECOMMENDATION**

Staff recommends approval of the Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for addition and alterations and a Waiver of the Rooftop Mechanical Screening Requirement with the following conditions:

1. The applicant will work with staff to ensure that the new wood trim, door casings, and fence are historically appropriate.
2. The windows on the primary street-facing/east elevation will be restored 2/2 original windows, as identified by staff and the applicant in the field. Where historic windows are not available, windows on the east elevation may be painted wood 2/2 simulated divided light sash that operate as traditional double-hung sash windows and comply with the BAR's window performance specifications.
3. Windows on the south and west elevations may be Bewiso brand simulated double hung, painted wood tilt and turn, triple glazed windows.
4. Work with staff to select a more architecturally appropriate solid wood entry door on the South Henry Street (east) façade of this late Victorian Italianate style structure.
5. Fiber cement clapboard siding must have a smooth surface and not be simulated wood-grain.
6. No metal detection or other artifact collection may be conducted on the property unless authorized in writing by Alexandria Archaeology.
7. Call Alexandria Archaeology immediately (703.746.4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.

**GENERAL NOTES TO THE APPLICANT**

1. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or [preservation@alexandriava.gov](mailto:preservation@alexandriava.gov) for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



**BAR #2019-00454 & BAR #2019-00455**  
**121 South Henry Street**

0 20 40 80 Feet



**Note:** Staff coupled the applications for a Permit to Demolish (BAR #2019-00454) and Certificate of Appropriateness (BAR #2019-00455) for clarity and brevity. The Permit to Demolish requires a roll call vote.

## **I. APPLICANT'S PROPOSAL**

The applicant requests a Permit to Demolish/Capsulate (partial) to demolish a modern exterior stair and porch, and Certificate of Appropriateness to completely rehabilitate the formerly mixed-use structure at 121 South Henry Street for use as an extremely energy efficient dwelling. The applicant intends to retain and restore as much of the historic materials and character of the building as possible.

### Permit to Demolish/Capsulate

The applicant proposes to demolish exterior stairs on the west elevation that lead to the second level and the non-historic, two-level porch on the south elevation.

In adding a second story closet above a small room off of the rear ell, an area of exterior wall will be encapsulated and an existing window will be enclosed.

### Certificate of Appropriateness

#### *Addition*

The applicant proposes adding a second story closet above the small existing rear (west) one-story ell. An existing window on the first story of this ell will be replaced with a half-glass wood entry door surmounted by a small overhang, and a window on the second floor will be converted to an entry door into the proposed closet.

In addition, the structurally unsound porch will be rebuilt as a small porch and an enclosed one-bay addition. Approximately half of the second-floor porch area will be capsulated to create a closet. On the second floor of the new porch, a door leading outside will be closed off for the closet space, two small windows will become a door leading out to the porch, and two other windows will become a door into the closet. On the first floor of the new porch, a door leading into the main block of the house will be converted into a window, a door leading into the ell will also be converted into a window, and a window on the ell will become a door leading outside. A general description of the scope of work is described below. A more complete narrative is included with the application materials.

#### *Alterations proposed by the applicant include:*

1. Remove, rehabilitate, and relocate as many original windows as possible from all elevations to the South Henry Street façade. All existing transoms will be removed, rehabilitated, and reinstalled over all entry doors. If an insufficient number of original windows are salvageable for use on the South Henry Street facade, replacement windows will be Marvin wood double-hung, single-pane sash in a one-over-one configuration on the first floor and a two-over-two configuration on the second. The primary elevation currently



has this configuration. If historic windows are available from another source, the applicant will use these on the primary elevation.

2. Replace non-original windows on south and west elevations with Bewiso simulated double hung wood tilt and turn windows. These are triple glazed.
3. Install a solid wood entry door at the South Henry Street entrance and half-glass wood doors on the side porch and rear.
4. As much of the original German lap wood siding as possible will be recovered and rehabilitated. In the case of insufficient original siding, the applicant will match the existing profiles and install new wood siding on most of the house (see #6 below).
5. The small addition at the rear of the ell and the new closet constructed above it will be clad in HardiePlank brand clapboard siding.
6. Cornice and dentil work will be retained on the South Henry elevation; new wood trim, window and door casings will be added.
7. Existing non-functional shutters on the South Henry Street elevation will be removed and not replaced.
8. Two existing windows on the rear/west elevation will be enclosed; two others will be relocated to more visible locations if possible.
9. A six-foot wood privacy fence will be added to the rear of the lot, enclosing what will become the backyard for the house. The design of the fence will harmonize with neighboring existing fences.

#### Waiver of Rooftop Mechanical Screening Requirement

The applicant proposes to install a rooftop heat pump which will be minimally, if at all visible from a public right-of-way, and seeks a Waiver of Rooftop Mechanical Screening Requirement.

## **II. HISTORY**

The house at 121 South Henry Street was constructed at some point prior to May of **1853**, when William D. Nutt inherited parcel #1, containing a two-story frame house, in the partition of the estate of James Nutt (Deed Book B-3, page 542). According to Ethelyn Cox in her book Historic Alexandria Street by Street, James Nutt constructed the adjacent house at 119 South Henry Street shortly after 1808. His daughter Elizabeth Deakin inherited that house. The 1860 census values William D. Nutt's real estate at \$8,100, although we cannot be sure that the sum references this building.

While a small but significant amount of framing on the first floor of the front of this house retains hewn framing with Roman numerals carved into the sides of the timbers, the exterior of this vernacular Italianate style two-story frame dwelling has a small-scale bracket and modillion cornice and a low-sloped shed roof typical of the late-19<sup>th</sup> century. The unusual bay spacing of fenestration may indicate an early modification to the original design. The structure served residential purposes until the mid-1970s, when it became a health spa, massage parlor, and then a nail parlor. It is now vacant. A 1977 fire gutted much but not all of the building, damaged the south exterior wall, and caused structural damage to the north party wall, roof framing, and stair. The current owner plans to restore the building and return it to its original residential use.

*Previous BAR Approvals*

BAR2003-00303 The BAR approved signage and an awning 1/7/2004.

### **III. ANALYSIS**

#### **Site context**

The house fronts on South Henry Street on the east and the adjacent Emerson's Alley to the south is public. The structure is, therefore, highly visible from two public rights-of-way.

#### **Permit to Demolish/Capsulate**

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B), which relate only to the subject property and not to neighboring properties. The Board has purview of the proposed demolition/capsulation regardless of visibility.

<b>Standard</b>	<b>Description of Standard</b>	<b>Standard Met?</b>
(1)	Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?	No
(2)	Is the building or structure of such interest that it could be made into a historic shrine?	No
(3)	Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No
(4)	Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?	N/A
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(6)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?	No

In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. The material that will be demolished is not historic and is not of unusual or uncommon design. The non-historic side porch and exterior stair could be reproduced easily today. The areas on the rear and side of the house that will be encapsulated for closets are small in scale and will not negatively affect the overall composition or historic value of the house (**Figure 1**).

Staff notes that the BAR has, by past practice, not considered the screening of a porch to be capsulation because insect screen is ephemeral in nature and its installation does not require a building permit. However, enclosure of an open porch by fixed or operable glass requires a permit to capsulate, as this also requires a separate building permit which requires that the new room be heated and that electrical outlets and lighting, etc. be provided.



**Figure 1: Proposed west elevation showing areas of encapsulation for closets**

### Certificate of Appropriateness

The applicant proposes to fully renovate this historic dwelling and return it to its original residential use and at the same time convert it to a Net-Zero energy use building. The applicant has met with staff on-site numerous times to discuss various elements of his proposal. Staff appreciates the applicant's efforts to make historically-appropriate choices while still achieving an extremely energy efficient building.

### *Addition*

The a small second-story addition above an existing non-historic one-story shed-roofed addition will provide closet space. While it will alter the appearance of the rear/west elevation, fully visible from Emerson Alley, it will not adversely affect the public's understanding of the side-shed-roofed form of the historic ell (**Figure 2**).



**Figure 2: Rear/west elevation with changes identified.**

The *Design Guidelines* recommend that any addition to a historic building be compatible but subtly distinguishable from the original structure. The existing one-story addition already fulfills that recommendation and the proposed second story closet will do the same. The applicant will clad the addition in fiber cement clapboard siding, further marking it as non-historic construction. Although the application materials show wood grain siding surface, the BAR's policy for synthetic siding material is that it be a smooth painted finish and staff has included this as a condition of approval.

### *Alterations*

The applicant's proposed alterations will make this vacant historic building habitable as a residence again. The house did not become part of the Old and Historic Alexandria District until the 1984 expansion, so previous changes did not necessarily follow accepted historic preservation practices.

The *Design Guidelines* state that "Windows are a principal character defining feature of a building." The applicant recognizes this and will shift any original windows remaining on the



house to the primary/east elevation. Non-original windows will be replaced with windows that comply with the Alexandria New and Replacement Window Performance Specifications, although the applicant will try to secure cylinder glass to use instead of modern glass. Staff stipulates that the windows on the primary/east elevation open as traditional double-hung sash windows, with the bottom window sash pushed upwards to open and down to close. The windows on this elevation should not tilt open and closed other than for cleaning.

In addition, the existing structure has 2/2 windows on the second floor and the applicant and staff have identified several of these in the field as original mortice and tenon sash with cylinder glass. These will be restored and relocated to the east elevation. However, based on staff's analysis, the 1/1 windows on the first floor are from the late 20<sup>th</sup> century and a retail tenant occupying that level probably replaced the original 2/2 windows at that time, perhaps before the structure was included in the OHAD, while the windows in the residential portion on the second floor were never changed. The applicant proposes to replicate the appearance of the 2/2 windows with 2/2 windows on the second floor and replace the existing 1/1 with 1/1 windows on the first floor. Because this schizophrenic appearance between the first and second floors is historically incorrect, staff recommends that windows throughout the building be, or appear to be, 2/2 sash.

Existing non-historic doors will be replaced with solid wood doors. The half-glass doors on the side and rear are historically appropriate but the proposed six-panel front door is a Georgian or Federal style and the applicant will work with staff to select a more appropriate Victorian style wood door for this location.

According to the *Design Guidelines*, "A central tenet of the philosophy of historic preservation is that original historic materials should be retained and repaired rather than replaced." The applicant plans to salvage as much of the original siding as possible from under existing layers of Masonite and Bricktek. The best of this original siding will be repaired and moved to the front elevation. Other than the north elevation of the ell, which is not visible from any right-of-way (see **Figure 2**), and the small new addition on the west elevation, replacement wood siding will match the original German lap profile. By taking these steps, the applicant follows the *Design Guideline* recommendation to repair any existing historic wood siding and, if replacement is necessary, to use the same type, width, and profile of the existing.

The applicant will remove the south porch (**Figure 3**) and rebuild it on the same footprint. When rebuilt, the porch will be screened, and half of the second-floor porch area will be encapsulated to create closet space. This closet space will be partially screened with a handrail so that it will appear to be part of the porch, thus minimizing its visual impact to the south elevation.



**Figure 3: South porch to be removed and reconstructed**

The applicant also proposes to remove the existing non-functioning shutters and to add new wood trim and window and door casings. A new 6' tall solid wood privacy fence will enclose the rear yard. Staff recommends that the applicant work with staff to ensure that the wood trim and door casings are historically appropriate for this modest Italianate Victorian structure.

#### *Waiver of Rooftop Mechanical Screening*

As noted above, the rooftop heat pump condenser will be minimally visible, if at all, from any right-of-way and staff recommends approval of a screening waiver in this instance.

In summary, staff recommends approval of the application with the conditions noted above. Staff commends the applicant for coordinating with staff early and for striving to identify and retain as much of the historical nature of the building as possible and for providing such a clear and well researched application. While largely beyond the BAR's purview, the super-insulation and mechanical features proposed for this house will also serve as a model for energy saving practices, demonstrating that historic preservation and energy efficiency are not in opposition to one another. On the contrary, preserving a historic structure is inherently environmentally responsible. Because of the embodied energy of the existing materials, and the time necessary for a new structure to recapture the energy expended to manufacture or harvest and deliver new construction materials, the greenest building is, in most cases, an existing building.

#### **STAFF**

Susan Hellman, Historic Preservation Planner, Planning & Zoning  
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

#### **IV. CITY DEPARTMENT COMMENTS**

Legend: C- code requirement R- recommendation S- suggestion F- finding

##### **Zoning**

F-1 Changes are structural in nature and comply with the zoning requirements.

##### **Code Administration**

No comments provided.

##### **Transportation and Environmental Services**

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:  
For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.  
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec. 5-6-224) (T&ES)

- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

**Alexandria Archaeology**

- R-1 Do not allow any metal detection or other artifact collection to be conducted on the property unless authorized by Alexandria Archaeology.
- R-2 The applicant/developer shall call Alexandria Archaeology immediately (703.746.4399) if any buried structural remains (wall foundations wells privies cisterns etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.

**V. ATTACHMENTS**

*1 – Supplemental Materials*

*2 – Application for BAR 2019-00454 & 2019-00455, 121 South Henry Street.*



ADDRESS OF PROJECT: 121 S. Henry StreetDISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☒ 100 Year Old BuildingTAX MAP AND PARCEL: Map 74.01 Block 4 Lot 16 ZONING: CDAPPLICATION FOR: *(Please check all that apply)*☒ CERTIFICATE OF APPROPRIATENESS☒ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH  
*(Required if more than 25 square feet of a structure is to be demolished/impacted)*☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION  
CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)☒ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT  
*(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)*Applicant: ☒ Property Owner ☐ Business *(Please provide business name & contact person)*Name: Brendan OwensAddress: 411 N. West StreetCity: Alexandria State: VA Zip: 22314Phone: 202.492.6804 E-mail: owens.brendan.m@gmail.comAuthorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☐ \_\_\_\_\_Name: Matt Lee Phone: 404.375.0733E-mail: matt@leedesign.studio**Legal Property Owner:**Name: Brendan and Wendy OwensAddress: 411 N. West StreetCity: Alexandria State: VA Zip: 22314Phone: 202.492.6804 E-mail: owens.brendan.m@gmail.com

- ☐ Yes ☒ No Is there an historic preservation easement on this property?
- ☐ Yes ☐ No If yes, has the easement holder agreed to the proposed alterations?
- ☐ Yes ☒ No Is there a homeowner's association for this property?
- ☐ Yes ☐ No If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

**NATURE OF PROPOSED WORK:** *Please check all that apply*

- ☐ NEW CONSTRUCTION  
☒ EXTERIOR ALTERATION: *Please check all that apply.*  
     ☐ awning                      ☒ fence, gate or garden wall    ☒ HVAC equipment                      ☒ shutters  
     ☒ doors                            ☒ windows                            ☒ siding                                      ☐ shed  
     ☒ lighting                        ☐ pergola/trellis                      ☐ painting unpainted masonry  
     ☐ other \_\_\_\_\_  
☒ ADDITION  
☒ DEMOLITION/ENCAPSULATION  
☐ SIGNAGE

**DESCRIPTION OF PROPOSED WORK:** *Please describe the proposed work in detail (Additional pages may be attached).*

please see attached

**SUBMITTAL REQUIREMENTS:**

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Electronic copies of submission materials should be submitted whenever possible.

**Demolition/Encapsulation :** *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- N/A
- ☒ ☐ Survey plat showing the extent of the proposed demolition/encapsulation.  
☒ ☐ Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.  
☐ ☐ Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.  
☒ ☐ Description of the reason for demolition/encapsulation.  
☒ ☐ Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

## **DESCRIPTION OF PROPOSED WORK:**

### **Overview**

121 S. Henry Street was originally constructed (ca. 1870) as a residence. The building was used as a residence until 1971 when it was converted to ground floor retail with a second story dwelling unit. The ground floor was most recently occupied by a commercial nail salon and the second floor was a two-bedroom apartment. The building is now vacant and in disrepair. The applicant would like to rehabilitate the rapidly deteriorating building and convert it into a single-family residence which the applicant intends to occupy as their primary residence.

The proposed scope is a complete interior and exterior rehabilitation. We are proposing to replace/rehabilitate windows, doors, siding, trim, wall and roof insulation as well as demolition, reconstruction and screening of the two-level porch and the construction of a small addition on the rear of the building. The interior scope involves significant space reconfiguration as well as all new electrical, mechanical, plumbing, kitchen, bathrooms and finishing of the basement.

Our goal is to restore as much historic character to the building as we can, modernize it and create a home for our family.

### **Project Specifics**

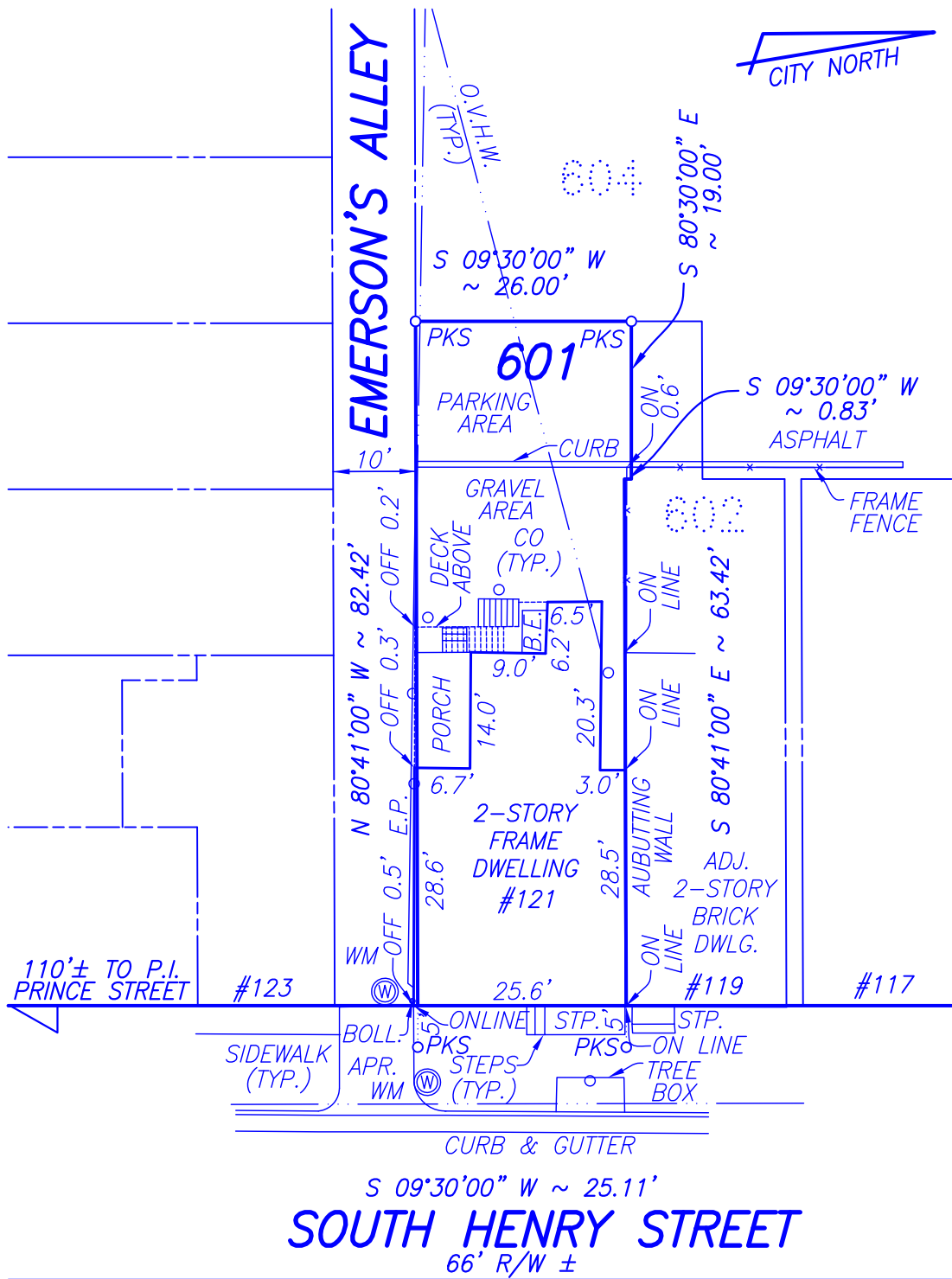
121 S. Henry St. is a two-story balloon framed wood building that sits between King and Prince Streets on the west side of S. Henry Street. The east elevation, faces S. Henry St. and the south elevation partially abuts Emerson's Alley – a 10' wide public right of way used by residents of the block to access the parking in the core of the block. No significant changes to the east façade are proposed.

- **Windows/Doors**
  - There are original windows and original transoms in various locations around the building. We propose to remove, rehabilitate and relocate the original windows to the Henry Street façade and remove, rehabilitate and relocate the transoms over entry doors. The other windows on the Henry Street façade will be new, historically appropriate double hung wood windows.
  - The rest of the windows in the building are not original and will be replaced. We are proposing to use simulated double hung windows on the Emerson's Alley and rear elevations of the building. These windows look identical to double hung windows from the exterior but have fixed upper sashes and lower sashes that operate as tilt/turn windows. Details for these windows are attached to this package.
  - We are proposing 2/2 windows for the second floor and 1/1 windows on the first floor.
  - A new, solid wood entry door will be installed on the Henry Street façade.
  - The other entry doors will be half-glass wood doors.
- **Siding/Cornice/Trim**

- While it is under a layer of Masonite *and* a layer of bricktec, the building has a large portion of what appears to be its original wood siding intact. We propose to uncover the wood siding, assess its condition and rehabilitate as much of it as can be salvaged. If the amount of wood that can be salvaged is insufficient, we will match the existing profiles we uncover and install new wood siding. From investigation done so far, the original siding appears to be typical wood German Lap 105.
- We will retain the cornice and dental work on the Henry Street façade.
- New wood trim, window and door casings will be installed.
- Shutters
  - The building has oddly spaced windows on the Henry Street façade. We are proposing to remove the existing non-functional shutters entirely and not replace them.
- Porch
  - We are proposing to demolish the existing structurally unsound two-level porch and rebuild it. The current porch is constructed of pressure treated wood.
  - We propose installation of screening on the rebuilt porch (currently is it open).
  - We propose relocating the existing doors and windows in the porch area to accommodate the new interior layout.
  - On the second floor we propose the enclosure of roughly half of the porch area to build closet space for two bedrooms.
  - Because the porch will be screened and it currently blocks direct site lines from Emerson's Alley, we hope the Board approves of these modifications.
- Rear/West elevation
  - We are proposing to add a second story to the existing rear ell.
  - We are proposing to make the existing first floor of the ell a primary entry way into the house with a small overhang over the entry door.
  - We are proposing to enclose one existing windows and reposition two existing windows.
  - We are proposing to demolish but not replace the existing, pressure treated wood exterior stairs that allow access to the second floor.
  - We are proposing to construct an 8-foot privacy fence around the rear of the lot to enclose what will become the backyard for the house.



Existing Conditions  
121 S. Henry Street



PLAT  
SHOWING PHYSICAL IMPROVEMENT SURVEY  
LOT 601, LANDS OF  
**SYLVAN COHEN**  
(DB. 899, PG. 744)  
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20'

DATE: JAN. 30, 2013

DEED BOOK REF.: 060010684  
PLAT SUBJECT TO  
RESTRICTIONS OF RECORD.  
TITLE REPORT NOT FURNISHED,  
THUS ALL EASEMENTS MAY NOT  
BE SHOWN.

CASE NAME: SLRD VA PROPERTIES LLC  
C/O SUSAN LR. DAVIS

**RCF** **FIELDS**  
& ASSOCIATES, INC.

ENGINEERING • LAND SURVEYING • PLANNING  
730 S. Washington Street www.rcfassoc.com  
Alexandria, Virginia 22314 (703) 549-6422

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY  
ESTABLISHED BY A TRANSIT TAPE SURVEY AND/OR WITH CALIBRATED ELECTRONIC DISTANCE  
MEASURING EQUIPMENT AND, UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.



## **DESCRIPTION OF THE REASON FOR DEMOLITION/ENCAPSULATION**

The only demolition proposed for this project is demolition of the existing pressure treated wood exterior stairs that are currently the only way to access the second floor. During renovation, interior stairs connecting the basement, first and second floors will be constructed making these exterior stairs unnecessary. The stairs are structurally unsound, take up open space and serve no useful function for the proposed layout of the new house.

The other encapsulation/modification proposed involves relocation and enclosure of windows and doors on secondary elevations. These changes are proposed to accommodate the new interior layout. We are proposing to encapsulate half of the second-floor porch area to construct closet space for two bedrooms. This closet area will be hidden from view by the screening of the rebuilt porch area.

## **ALTERNATIVES TO DEMOLITION/ENCAPSULATION**

The scope of demolition proposed is limited to the exterior pressure treated wood stairs that provide access to the second floor. These stairs are structurally unsound, constructed with modern materials, do not appear to be an original feature of the building (framing found in the existing house is evidence that interior stairs used to exist and were demolished at some point in the past), provide no value in the new layout and occupy open space. We did consider rehabilitating this element of the building but feel, for the reasons previously listed, that the removal of these stairs does not negatively impact the historic character of the building.

The interior layout has been designed to keep the window and door spacing on the Henry Street façade and windows on the portion of building that directly abuts Emerson's Alley in their original locations. We believe that the preservation value of keeping the most prominent elevations of the building as they were originally constructed greatly outweighs the interior layout accommodations necessary to do so. On the back of the house, alternative interior layouts that would have accommodated leaving all existing doors and windows in their current locations were considered. Ultimately, the interior layout that was selected was much more functional and desirable because it maximizes utilization of interior space, has the best interior flow and is the most efficient option that could be devised. The door and window relocations requested are on portions of the building that are difficult to view from public rights of way.

**Additions & New Construction:** *Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 3 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.*

- ☒ ☐ <sup>N/A</sup> Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
- ☒ ☐ FAR & Open Space calculation form.
- ☒ ☐ Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- ☐ ☐ Existing elevations must be scaled and include dimensions.
- ☐ ☐ Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
- ☒ ☐ Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- ☒ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- ☐ ☒ For development site plan projects, a model showing mass relationships to adjacent properties and structures.

**Signs & Awnings:** *One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.*

- ☐ ☒ <sup>N/A</sup> Linear feet of building: Front: \_\_\_\_\_ Secondary front (if corner lot): \_\_\_\_\_.
- ☐ ☒ Square feet of existing signs to remain: \_\_\_\_\_.
- ☐ ☒ Photograph of building showing existing conditions.
- ☐ ☒ Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- ☐ ☒ Location of sign (show exact location on building including the height above sidewalk).
- ☐ ☒ Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
- ☐ ☒ Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

**Alterations:** *Check N/A if an item in this section does not apply to your project.*

- ☒ ☐ <sup>N/A</sup> Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- ☒ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- ☐ ☐ Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
- ☒ ☐ An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
- ☒ ☐ Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.




**ALL APPLICATIONS:** *Please read and check that you have read and understand the following items:*

- ☒ I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- ☒ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- ☒ I, the applicant, or an authorized representative will be present at the public hearing.
- ☒ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 3 sets of revised materials.

---

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

**APPLICANT OR AUTHORIZED AGENT:**Signature: 

Printed Name: \_\_\_\_\_

Date: \_\_\_\_\_

# OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Brendan Owens	411 N. West Street	50%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 121 S. Henry Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Brendan Owens	411 N. West Street	50%
2. Wendy Owens	411 N. West Street	50%
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Not Applicable	N/A	N/A
2.		
3.		

**NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.**

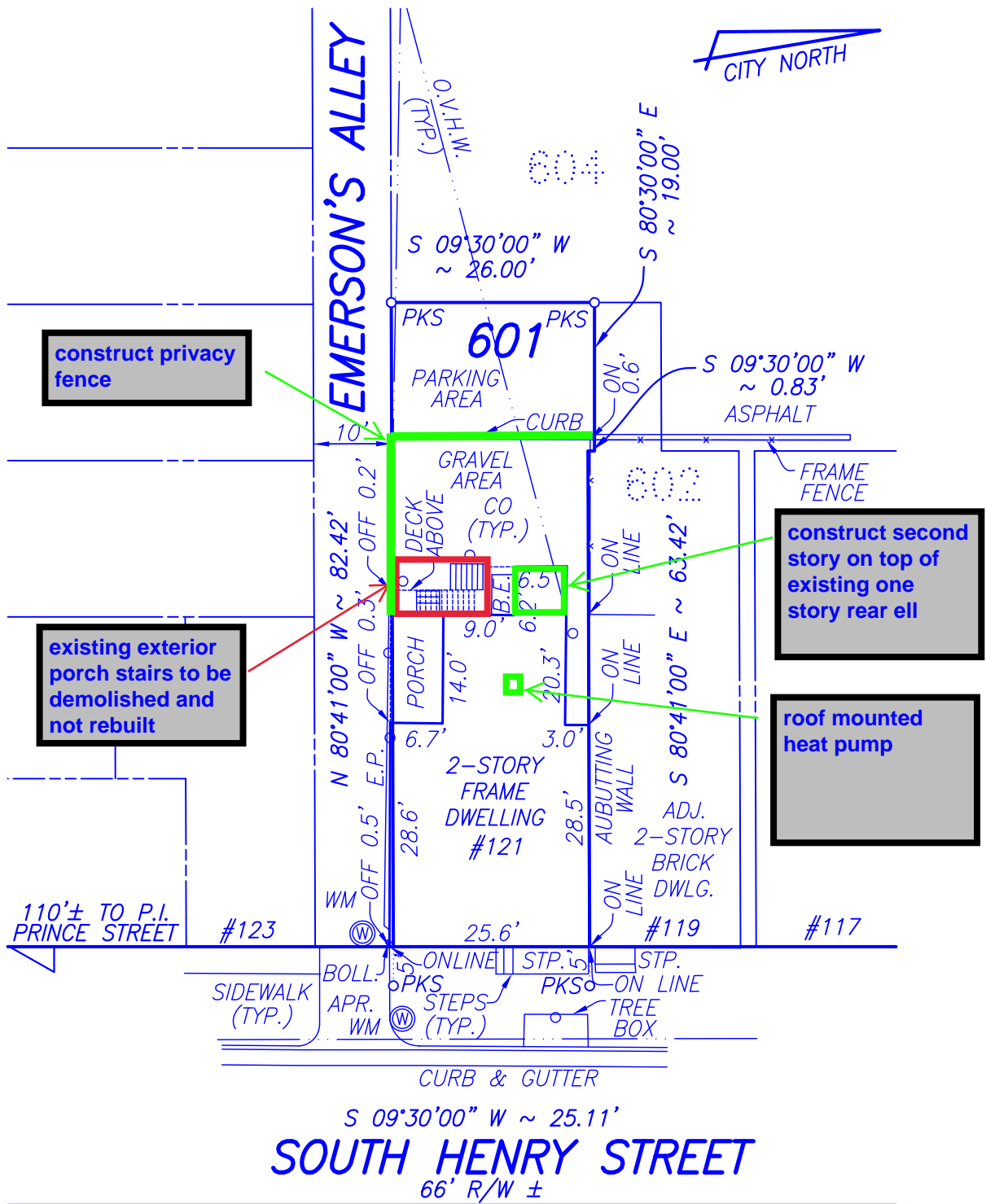
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

10-21-2019  
Date

Brendan Owens  
Printed Name

  
Signature

Proposed scope of renovation/construction



PLAT  
SHOWING PHYSICAL IMPROVEMENT SURVEY  
LOT 601, LANDS OF  
**SYLVAN COHEN**  
(DB. 899, PG. 744)  
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20'	CASE NAME: SLRD VA PROPERTIES LLC C/O SUSAN LR. DAVIS	
DATE: JAN. 30, 2013		
DEED BOOK REF.: 060010684 PLAT SUBJECT TO RESTRICTIONS OF RECORD. TITLE REPORT NOT FURNISHED, THUS ALL EASEMENTS MAY NOT BE SHOWN.	<b>RCF</b> <b>FIELDS</b> & ASSOCIATES, INC. ENGINEERING • LAND SURVEYING • PLANNING 730 S. Washington Street www.rcfassoc.com Alexandria, Virginia 22314 (703) 549-6422	
I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND/OR WITH CALIBRATED ELECTRONIC DISTANCE MEASURING EQUIPMENT AND, UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.		



# Department of Planning and Zoning Floor Area Ratio and Open Space Calculations

**B**

## A. Property Information

A1.  Street Address  Zone

A2.  x  =   
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

## B. Existing Gross Floor Area

<u>Existing Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	<input type="text"/>	Basement**	<input type="text"/>	B1. <input type="text"/> Sq. Ft. Existing Gross Floor Area*
First Floor	<input type="text"/>	Stairways**	<input type="text"/>	B2. <input type="text"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor	<input type="text"/>	Mechanical**	<input type="text"/>	B3. <input type="text"/> Sq. Ft. Existing Floor Area Minus Exclusions (subtract B2 from B1)
Third Floor	<input type="text"/>	Attic less than 7'***	<input type="text"/>	<b>Comments for Existing Gross Floor Area</b> <input type="text"/>
Attic	<input type="text"/>	Porches**	<input type="text"/>	
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	
Balcony/Deck	<input type="text"/>	Lavatory***	<input type="text"/>	
Lavatory***	<input type="text"/>	Other**	<input type="text"/>	
Other**	<input type="text"/>	Other**	<input type="text"/>	
B1. <u>Total Gross</u> <input type="text"/>		B2. <u>Total Exclusions</u> <input type="text"/>		

## C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	<input type="text"/>	Basement**	<input type="text"/>	C1. <input type="text"/> Sq. Ft. Proposed Gross Floor Area*
First Floor	<input type="text"/>	Stairways**	<input type="text"/>	C2. <input type="text"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor	<input type="text"/>	Mechanical**	<input type="text"/>	C3. <input type="text"/> Sq. Ft. Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Third Floor	<input type="text"/>	Attic less than 7'***	<input type="text"/>	
Attic	<input type="text"/>	Porches**	<input type="text"/>	
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	
Balcony/Deck	<input type="text"/>	Lavatory***	<input type="text"/>	
Lavatory***	<input type="text"/>	Other**	<input type="text"/>	
Other	<input type="text"/>	Other**	<input type="text"/>	
C1. <u>Total Gross</u> <input type="text"/>		C2. <u>Total Exclusions</u> <input type="text"/>		

## D. Total Floor Area

D1.  Sq. Ft.  
Total Floor Area (add B3 and C3)

D2.  Sq. Ft.  
Total Floor Area Allowed  
by Zone (A2)

## E. Open Space (RA & RB Zones)

E1.  Sq. Ft.  
Existing Open Space

E2.  Sq. Ft.  
Required Open Space

E3.  Sq. Ft.  
Proposed Open Space

## Notes

\*Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

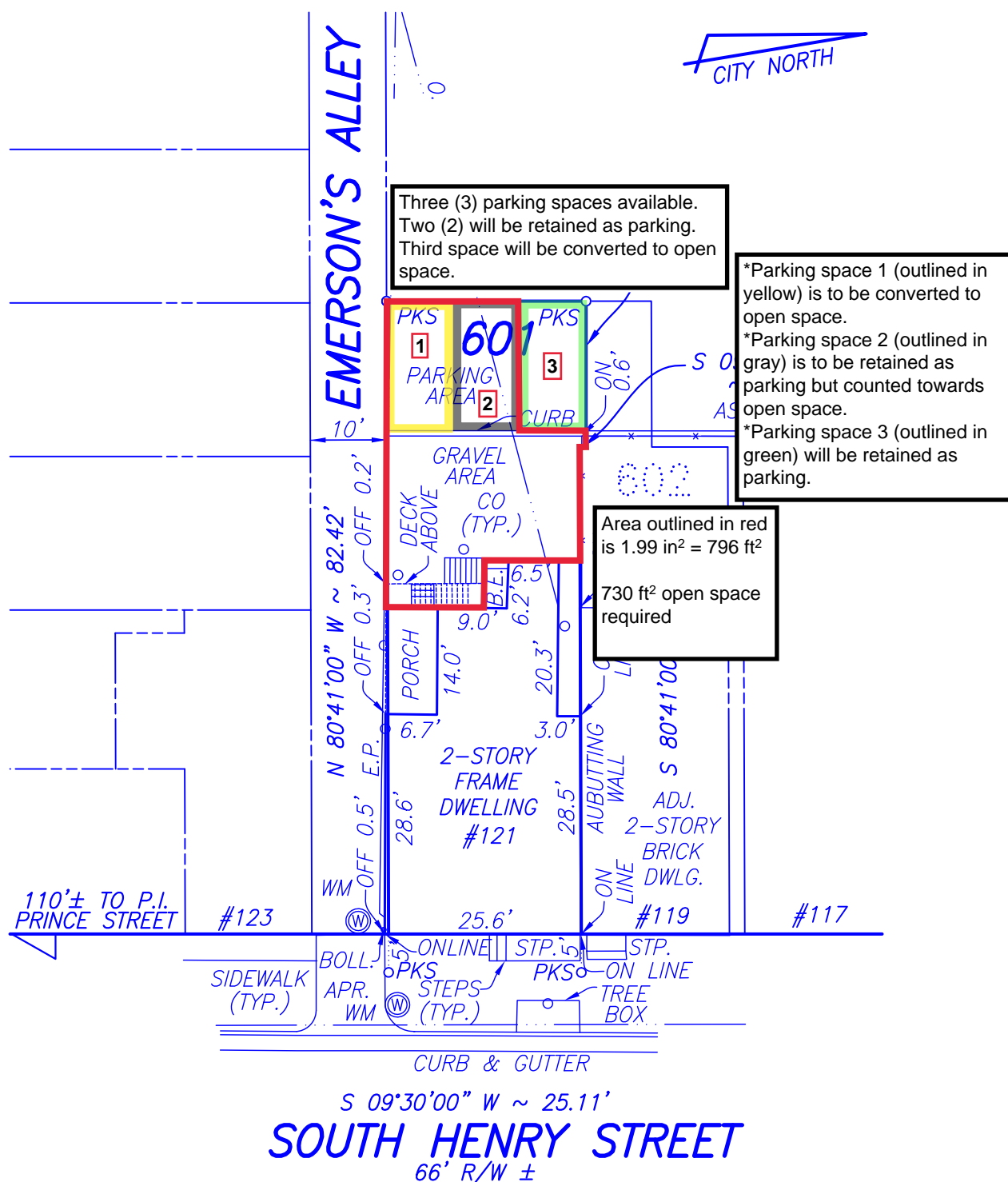
\*\* Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

\*\*\*Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

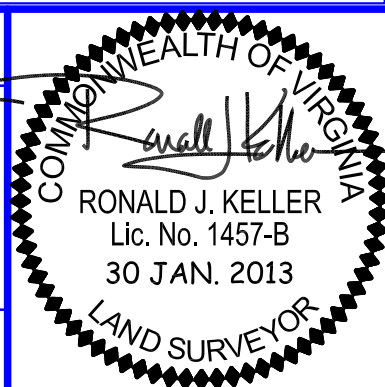
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## Open Space Calculations



PLAT  
SHOWING PHYSICAL IMPROVEMENT SURVEY  
LOT 601, LANDS OF  
**SYLVAN COHEN**  
(DB. 899, PG. 744)  
CITY OF ALEXANDRIA, VIRGINIA

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND/OR WITH CALIBRATED ELECTRONIC DISTANCE MEASURING EQUIPMENT AND, UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.



# 121 S. Henry Street - August 2019





# 121 S. Henry Street - August 2019



**Emerson's Alley from S. Henry**



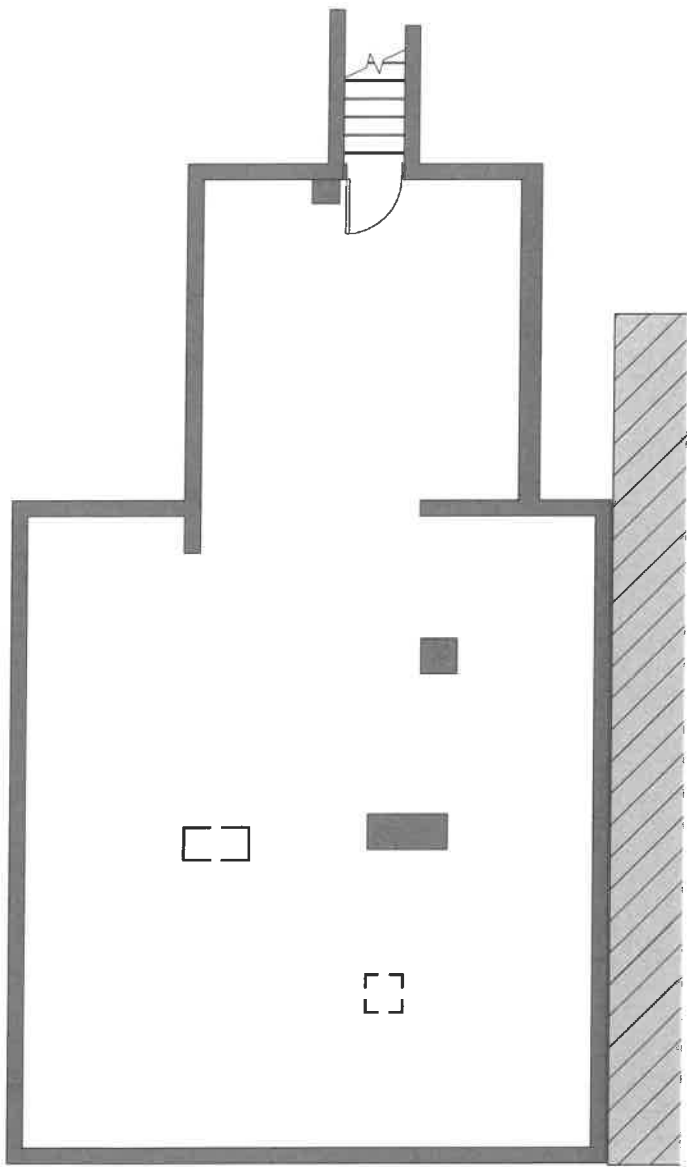
**Emerson's Alley to S. Henry**



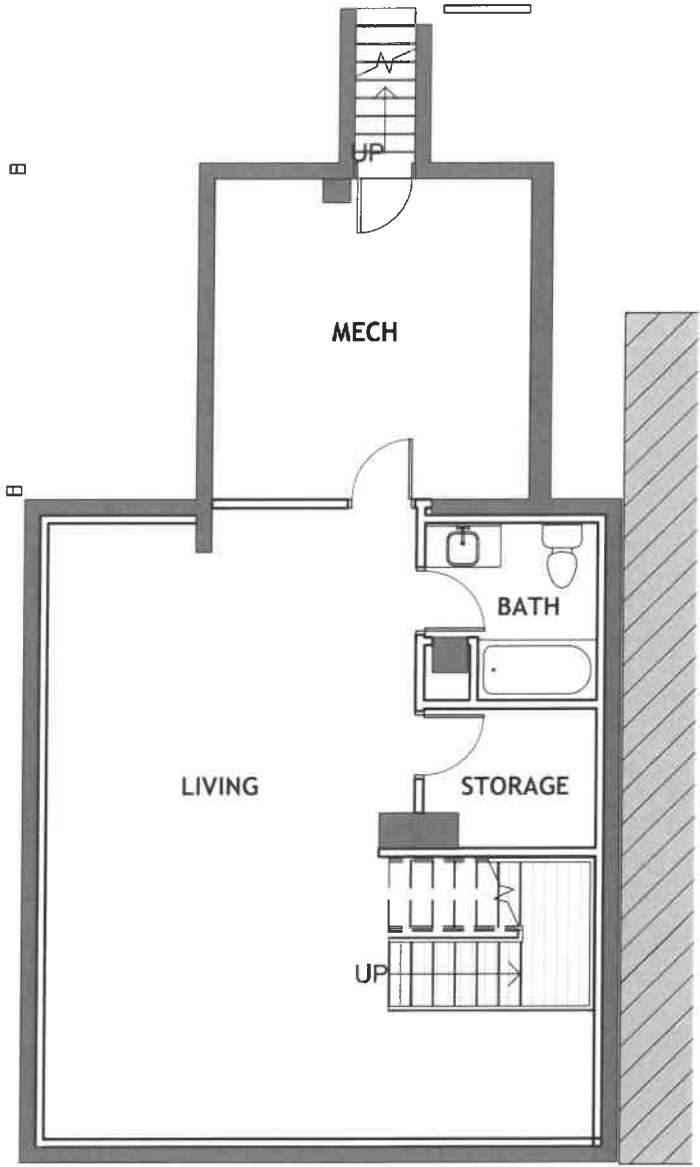
# 121 S. Henry Street - August 2019



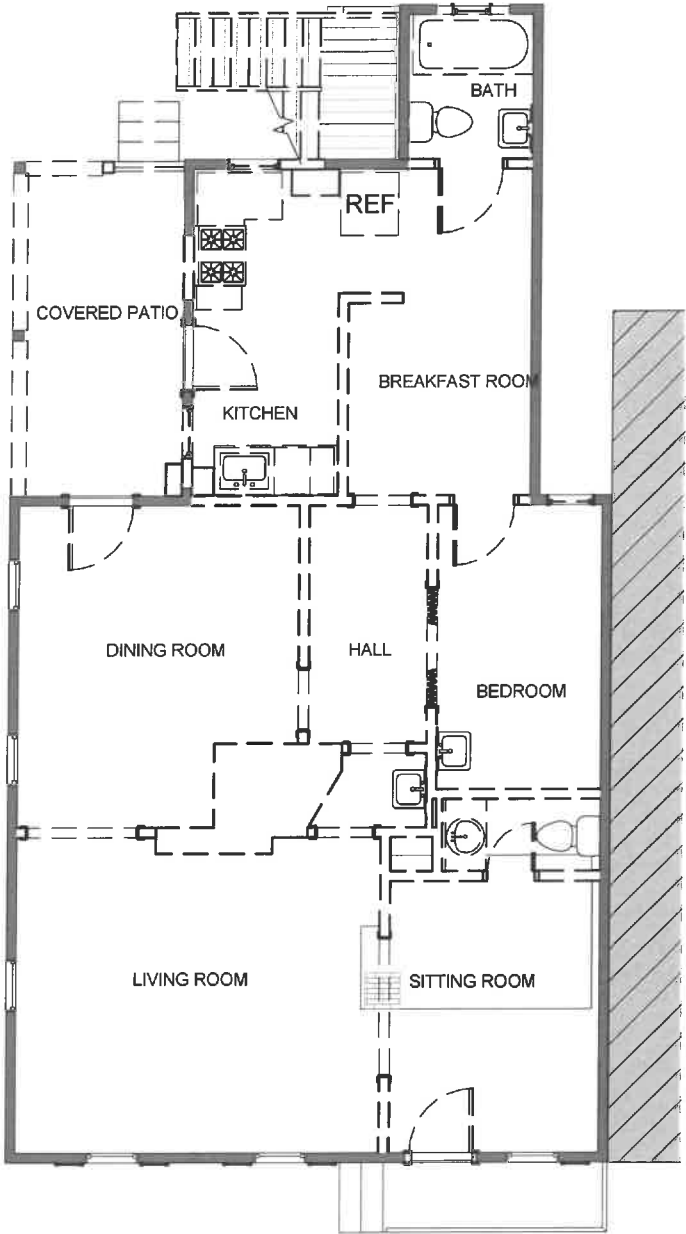
**Existing Conditions at 121 S. Henry Street**



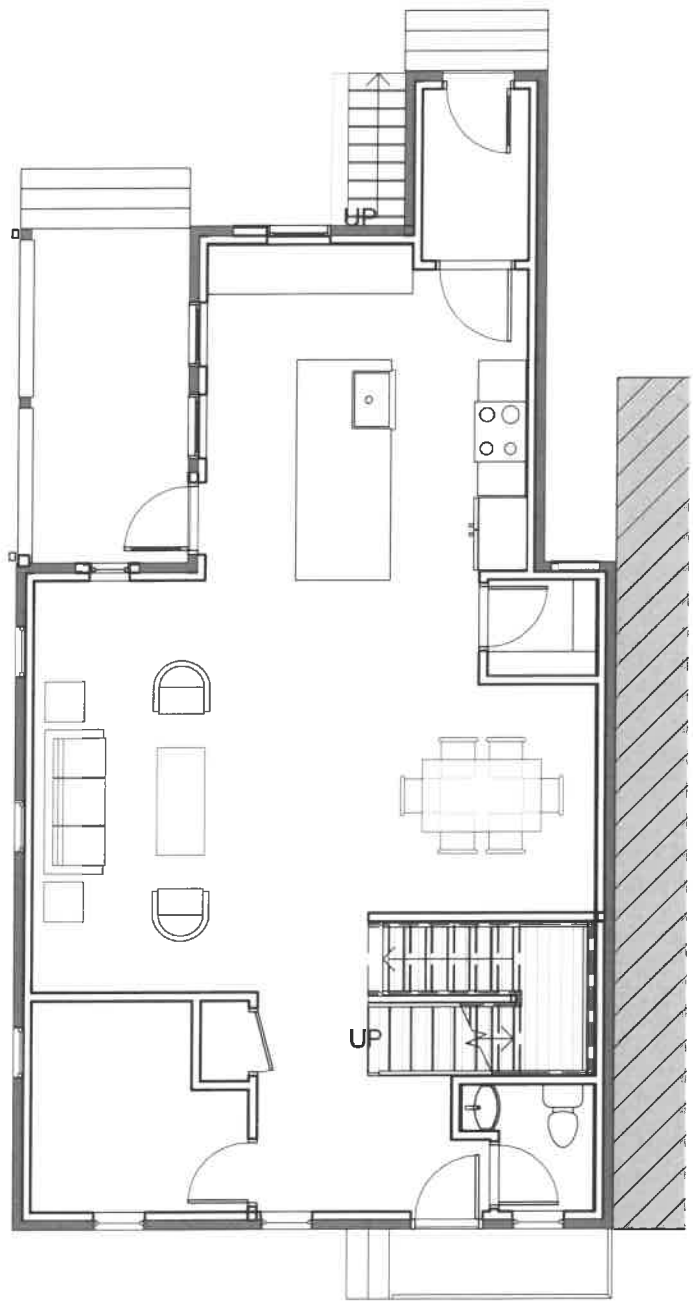
EXISTING BASEMENT



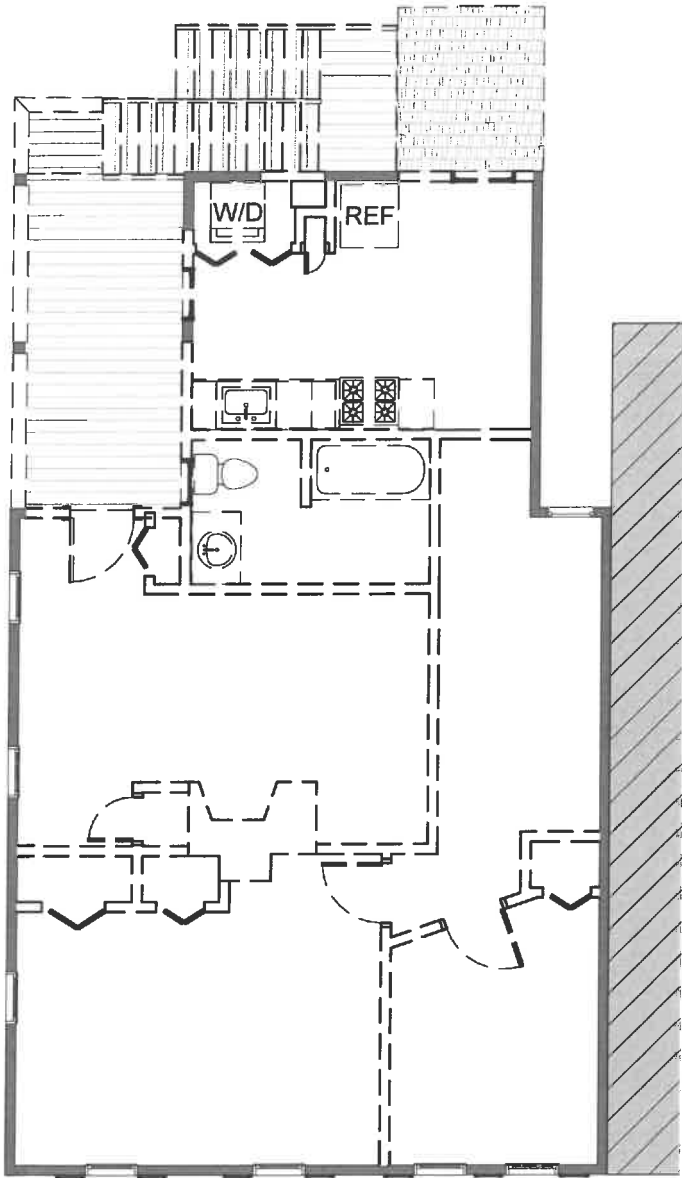
BASEMENT PROPOSED



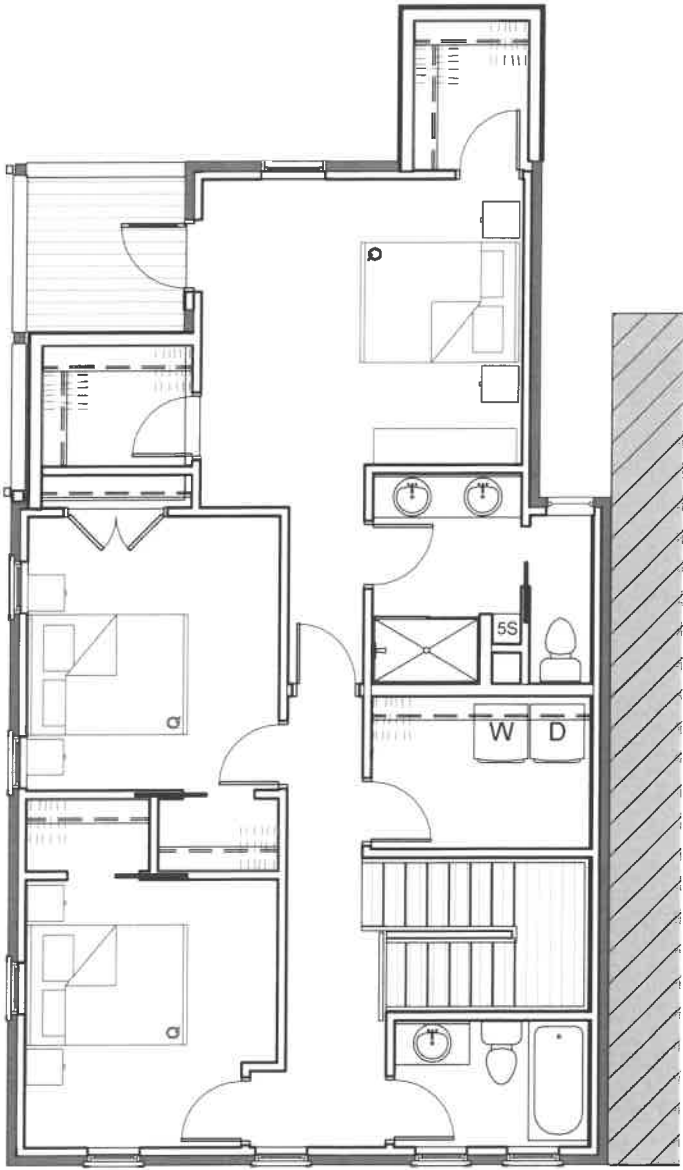
EXISTING LEVEL 1



LEVEL 1 PROPOSED

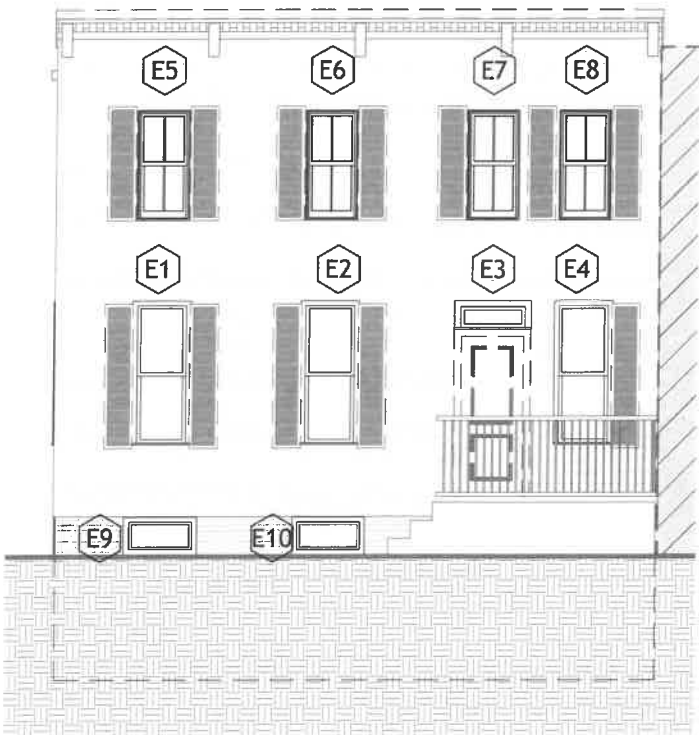


EXISTING LEVEL 2

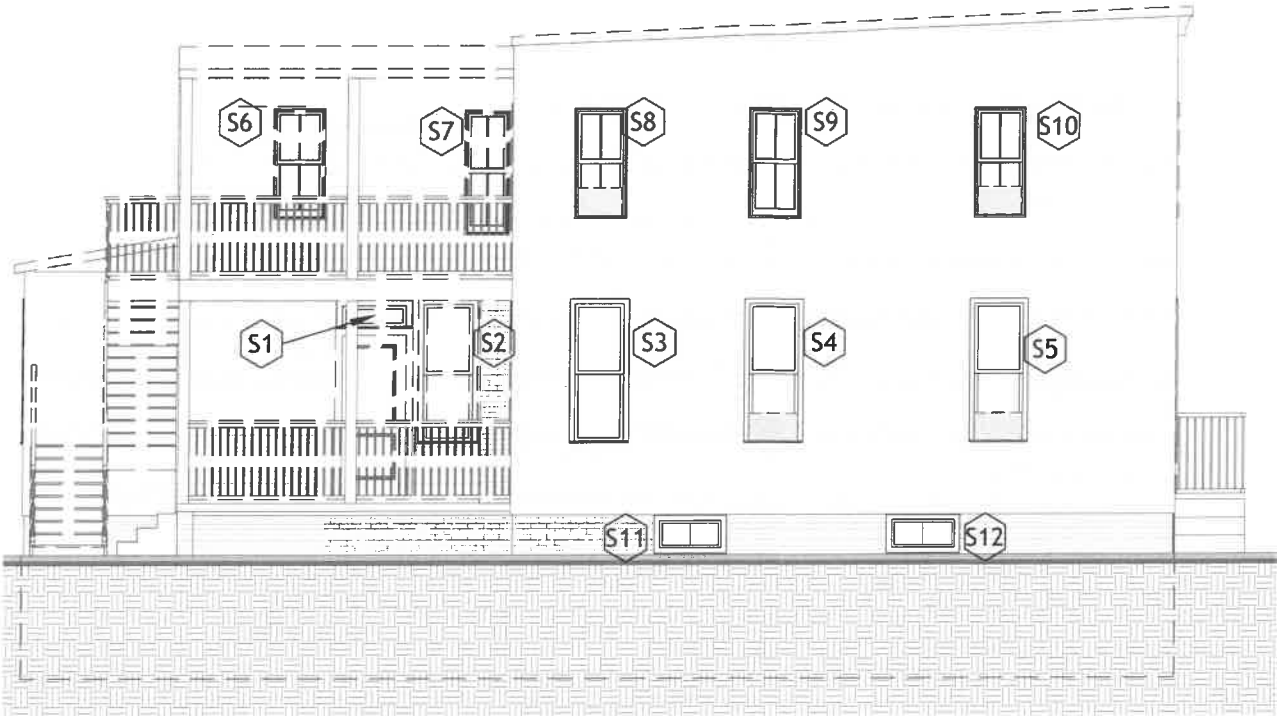


LEVEL 2 PROPOSED

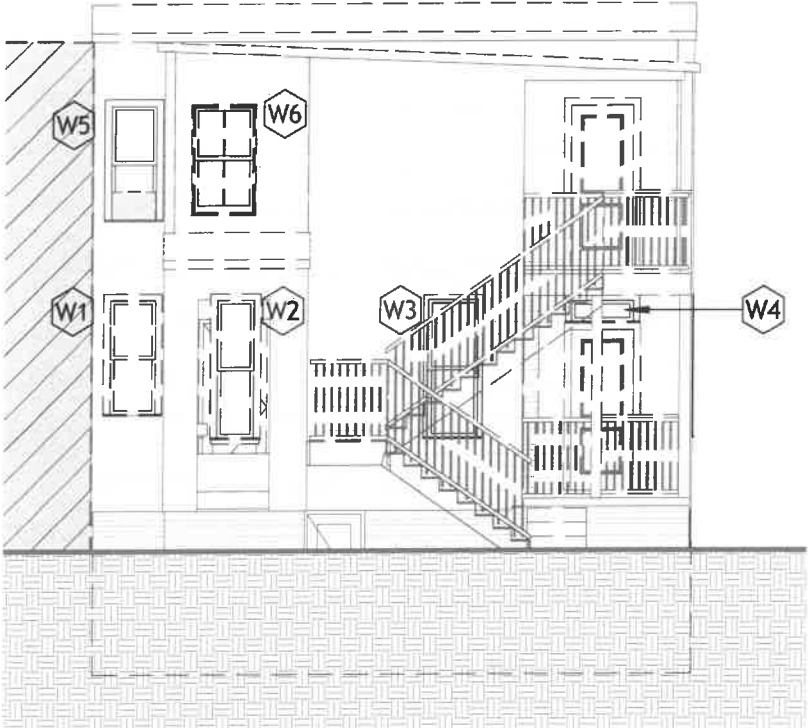




EXISTING WINDOWS EAST



EXISTING WINDOWS SOUTH



EXISTING WINDOWS WEST

EXISTING WINDOW SCHEDULE SM				
MARK	WIDTH	HEIGHT	COMMENTS	PHASE DEMO'D

EAST				
E1	2' - 2"	5' - 10"	3	None
E2	2' - 2"	5' - 10"	3	None
E3	2' - 9 1/2"	1' - 0"	5	None
E4	2' - 2"	5' - 10"	1,3	None
E5	2' - 2"	4' - 7"	2	None
E6	2' - 2"	4' - 7"	2	None
E7	2' - 2"	4' - 7"	2	None
E8	2' - 2"	4' - 7"	2	None
E9	2' - 9 1/2"	1' - 4"	4	None
E10	2' - 9 1/2"	1' - 4"	4	None

EXISTING WINDOW SCHEDULE SM				
MARK	WIDTH	HEIGHT	COMMENTS	PHASE DEMO'D

SOUTH				
S1	2' - 9 1/2"	1' - 0"	1,4,8	New Construction
S2	2' - 2"	5' - 10"	2	New Construction
S3	2' - 2"	5' - 10"	6	None
S4	2' - 2"	5' - 10"	6,7	None
S5	2' - 2"	5' - 10"	1,6,7	None
S6	2' - 2"	4' - 7"	2	New Construction
S7	1' - 11"	5' - 2"	3	New Construction
S8	2' - 2"	4' - 7"	2, 7	None
S9	2' - 2"	4' - 7"	2,	None
S10	2' - 2"	4' - 7"	2, 7	None
S11	2' - 9 1/2"	1' - 4"	4	None
S12	2' - 9 1/2"	1' - 4"	4	None

EXISTING WINDOW SCHEDULE SM				
MARK	WIDTH	HEIGHT	COMMENTS	PHASE DEMO'D

WEST				
W1	2' - 0"	4' - 10"	3, 7	New Construction
W2	1' - 8"	5' - 10"	1	New Construction
W3	2' - 2"	5' - 10"	1, 2,	New Construction
W4	2' - 9 1/2"	1' - 0"	1, 4	New Construction
W5	2' - 0"	4' - 10"	3,	None
W6	2' - 8"	4' - 7"	2, 7	New Construction

EXISTING WINDOW NOTES LEGEND

- 1. ASSUMED HISTORIC
- 2. 2/2 DIVIDED LITE
- 3. 1/1 LITE
- 4. 2 LIGHT
- 5. SINGLE LITE
- 6. SIX LITE OVER 9 LITE
- 7. WINDOW WITH AC UNIT INSTALLED W/ VARIOUS FIXES
- 8. CRACKED GLASS

DESIGN STRATEGY/RESTORATION INTENTIONS

- MAINTAIN THE WINDOW SIZE AND LOCATIONS ON THE HENRY STREET ELEVATION AND ON ELEVATION THAT DIRECTLY ABUTS EMERSONS ALLEY
- REUSE AS MANY WINDOWS AS POSSIBLE THAT ARE DEEMED HISTORIC AND RELOCATE THESE WINDOWS TO THE HENRY STREET FACADE. USE HISTORICALLY ACCURATE REPLICAS TO INFILL THE REMAINING.
- ALL EXISTING TRANSOMS WILL BE REMOVED, REHABILITATED AND REINSTALLED OVER ENTRY DOORS
- WINDOWS LITES WILL BE 2/2 ON THE UPPER FLOORS AND 1/1 ON THE LOWER FLOORS. HENRY STREET EXTERIOR DOOR WILL BE SOLID WOOD 6-PANEL WITH TRANSOM. OTHER DOORS WILL BE SOLID WOOD, HALF-GLAZED WITH A TRANSOM.
- EXISTING SIDING WILL BE STRIPPED DOWN TO THE BASE LAYER OF GERMAN LAP SIDING. THIS WILL BE EXPOSED AND REVIEWED FOR THE ABILITY TO REMAIN, REPAIR, OR REPLACE. IF PATCH WORK ON THE PRIMARY FACADES IS NEEDED, EXISTING MATERIAL WILL BE PULLED FROM THE REAR OF THE BUILDING AND NEW SIDING WILL BE INFILLED ON THE DETERIORATED AREAS



SOUTH ELEVATION (ALLEY) NOTES

- WINDOWS TO BE FULLY REPLACED WITH REPLICA SIMULATED DOUBLE-HUNG WOOD WINDOWS WITH SAME DIVISIONS AND SIZE
- REAR STAIRS TO BE REMOVED AND DECKS RESTORED
- EXTERIOR DOORS ON DECK WILL BE SOLID WOOD, HALF GLAZED WITH TRANSOM
- CLOSET TO BE ADDED TO UPPER DECK, AND SCREENED WITH RAILING TO MINIMIZE ITS IMPACT TO THE FACADE



EAST ELEVATION (S. HENRY) NOTES

- HISTORIC WINDOWS IN HOUSE WILL BE REHABILITATED AND REINSTALLED ON S. HENRY ELEVATION. ALL WINDOWS ON HENRY ST WILL BE DOUBLE HUNG SOLID WOOD
- EXTERIOR DOOR WILL BE SIX-PANEL SOLID WOOD
- STOOP TO BE REPAIRED AND RESTORED TO ORIGINAL DESIGN AS BEST ABLE



PRECEDENT IMAGE - 308 N. FAYETTE ST

- THESE ROW HOUSES ARE VERY SIMILAR TO OUR PROJECT AND HAVE NO SHUTTERS AND A SIMILAR STYLE

121 S HENRY STREET  
ALEXANDRIA, VA 22314

OWENS RESIDENCE

10/21/19  
32



1/8" = 1'-0"



6818 JACKSON AVE  
FALLS CHURCH, VA 22042  
404.375.0733

MATT@LEEDESIGN.STUDIO

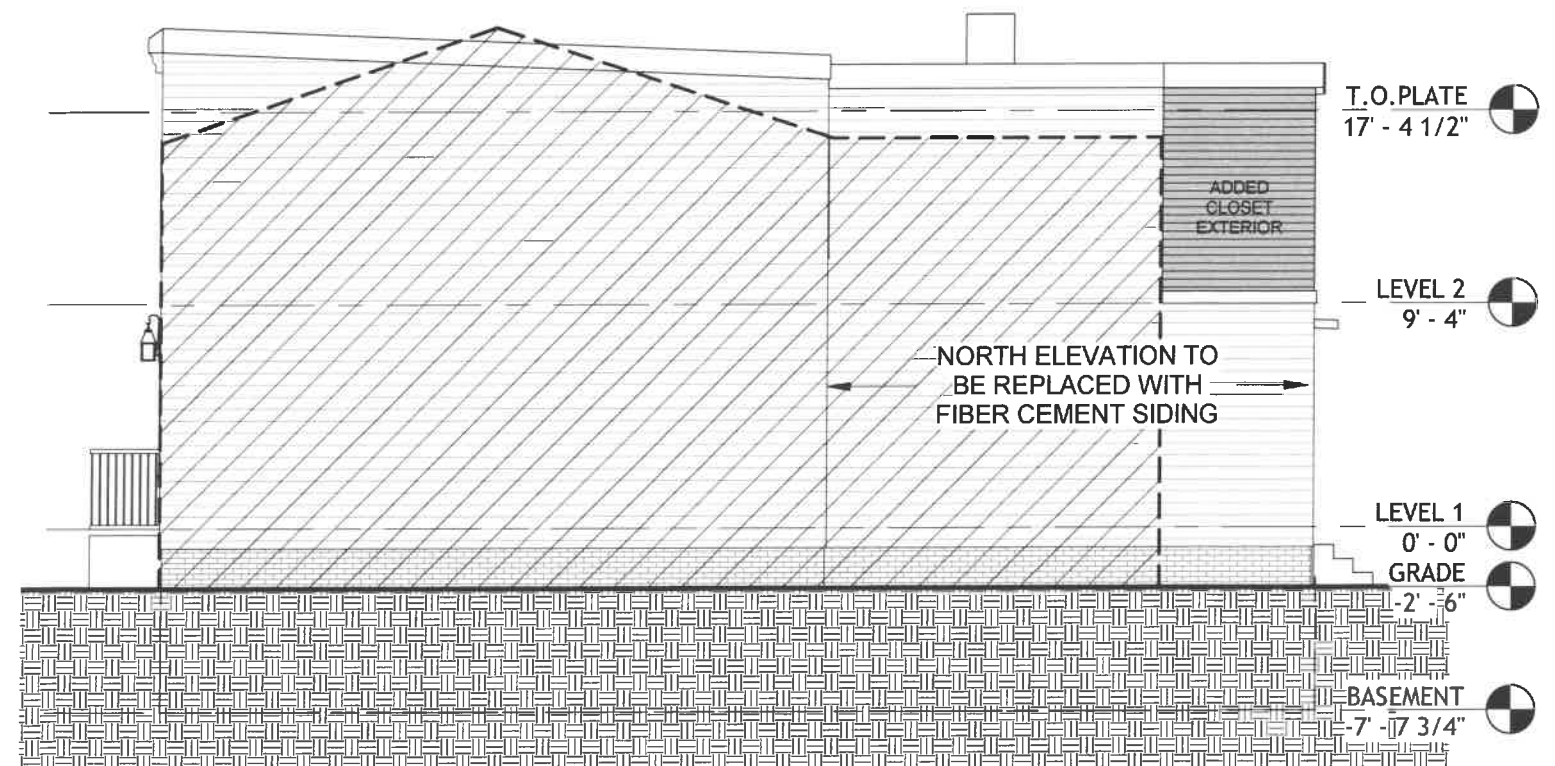
## DESIGN STRATEGY/RESTORATION INTENTIONS

- MAINTAIN THE WINDOW SIZE AND LOCATIONS ON THE HENRY STREET ELEVATION AND ON ELEVATION THAT DIRECTLY ABUTS EMERSONS ALLEY
- REUSE AS MANY WINDOWS AS POSSIBLE THAT ARE DEEMED HISTORIC AND RELOCATE THESE WINDOWS TO THE HENRY STREET FACADE. USE HISTORICALLY ACCURATE REPLICAS TO INFILL THE REMAINING.
- ALL EXISTING TRANSOMS WILL BE REMOVED, REHABILITATED AND REINSTALLED OVER ENTRY DOORS
- WINDOWS LITES WILL BE 2/2 ON THE UPPER FLOORS AND 1/1 ON THE LOWER FLOORS. HENRY STREET EXTERIOR DOOR WILL BE SOLID WOOD 6-PANEL WITH TRANSOM. OTHER DOORS WILL BE SOLID WOOD, HALF-GLAZED WITH A TRANSOM.
- EXISTING SIDING WILL BE STRIPPED DOWN TO THE BASE LAYER OF GERMAN LAP SIDING. THIS WILL BE EXPOSED AND REVIEWED FOR THE ABILITY TO REMAIN, REPAIR, OR REPLACE. IF PATCH WORK ON THE PRIMARY FACADES IS NEEDED, EXISTING MATERIAL WILL BE PULLED FROM THE REAR OF THE BUILDING AND NEW SIDING WILL BE INFILLED ON THE DETERIORATED AREAS



## WEST ELEVATION NOTES

- WINDOWS TO BE FULLY REPLACED WITH SIMULATED DOUBLE HUNG WOOD WINDOWS WITH SAME DIVISIONS AND SIZE
- CLOSET TO BE ADDED TO OVER REAR BUMP AND DOOR TO REPLACE REAR WINDOW



## NORTH ELEVATION NOTES

- NEW CLOSET OVER EXISTING REAR ADDITION VISIBLE

## Wood Ultimate Double Hung

### Operation and Maintenance

To operate the Wood Ultimate Double Hung window, unlock the sash lock by rotating the sash lock lever horizontally. Once unlocked, push the bottom window sash upwards to the desired position. To close, reverse the procedure.

Periodically clean the vinyl jamb liners where the sash slides. Keep them dirt and grease free by washing with a gentle dish detergent. Wipe jamb carriers dry before use.

### How to Tilt the Wood Ultimate Double Hung Sash

*NOTE: For instructions on how to safely tilt or remove your Wood Ultimate Double Hung Magnum sash, see your local dealer or distributor.*

To tilt the bottom sash, unlock the sash and raise it about 4" (102 mm) up from the sill. With one hand, rotate the tilt lever (nestled in the sash lock base) until it stops and you've heard a click. Use the other hand to grasp the top of the sash and pull it in towards you until the top rail of the sash clears the frame. Release the sash tilt lever and use both hands to lower the sash to a horizontal position.



To tilt the top sash, lower the sash about halfway and use both hands to simultaneously pull in on the tilt latches located on the top rail of the sash. While holding in on the latches, pull the sash inwards until the top of the sash clears the frame. Release the tilt latches and ease the top of the sash down to a horizontal position.

*NOTE: The top sash is not tiltable on a Single Hung window.*

### How to Remove the Wood Ultimate Double Hung Sash


















































































Tilt the bottom sash as described in the previous section. When the sash is in a horizontal position, lift both sides of the sash upward 2"-3" (51-76 mm) raising pivot pins out of each clutch. Now rotate the sash until pivot pins clear the jambs and remove the bottom sash from the frame.





# WOOD ULTIMATE DOUBLE HUNG

<b>MO (mm)</b>	2-0 1/2 (622)	2-4 1/2 (724)	2-8 1/2 (826)	2-10 1/2 (876)	3-0 1/2 (927)	3-2 1/2 (978)	3-4 1/2 (1029)	3-8 1/2 (1130)	4-0 1/2 (1232)
<b>RO (mm)</b>	1-10 3/8 (568)	2-2 3/8 (670)	2-6 3/8 (772)	2-8 3/8 (822)	2-10 3/8 (873)	3-0 3/8 (924)	3-2 3/8 (975)	3-6 3/8 (1076)	3-10 3/8 (1178)
<b>FS (mm)</b>	1-9 3/8 (543)	2-13/8 (645)	2-5 3/8 (746)	2-7 3/8 (797)	2-9 3/8 (848)	2-11 3/8 (899)	3-13/8 (949)	3-5 3/8 (1051)	3-9 3/8 (1153)
<b>DLO (mm)</b>	1-2 15/16 (379)	1-6 15/16 (481)	1-10 15/16 (583)	2-0 15/16 (633)	2-2 15/16 (684)	2-4 15/16 (735)	2-6 15/16 (786)	2-10 15/16 (887)	3-2 15/16 (989)

2-10 9/16 (878) 2-9 1/2 (851) 2-9 (838) 0-1 15/16 (278)	 WUDH1612	 WUDH2012	 WUDH2412	 WUDH2612	 WUDH2812	 WUDH3012	 WUDH3212	 WUDH3612	 WUDH4012
3-2 9/16 (980) 3-1 1/2 (953) 3-1 (940) 1-0 15/16 (329)	 WUDH1614	 WUDH2014	 WUDH2414	 WUDH2614	 WUDH2814	 WUDH3014	 WUDH3214	 WUDH3614	 WUDH4014
3-6 9/16 (1081) 3-5 1/2 (1054) 3-5 (1041) 1-2 15/16 (379)	 WUDH1616	 WUDH2016	 WUDH2416	 WUDH2616	 WUDH2816	 WUDH3016	 WUDH3216	 WUDH3616	 WUDH4016
3-10 9/16 (1183) 3-9 1/2 (1156) 3-9 (1143) 1-4 15/16 (430)	 WUDH1618	 WUDH2018	 WUDH2418	 WUDH2618	 WUDH2818	 WUDH3018	 WUDH3218	 WUDH3618	 WUDH4018
4-2 9/16 (1284) 4-1 1/2 (1257) 4-1 (1245) 1-6 15/16 (481)	 WUDH1620	 WUDH2020	 WUDH2420	 WUDH2620	 WUDH2820	 WUDH3020	 WUDH3220	 WUDH3620	 WUDH4020
4-6 9/16 (1386) 4-5 1/2 (1359) 4-5 (1346) 1-8 15/16 (532)	 WUDH1622	 WUDH2022	 WUDH2422	 WUDH2622	 WUDH2822	 WUDH3022	 WUDH3222	 WUDH3622	 WUDH4022
4-10 9/16 (1488) 4-9 1/2 (1461) 4-9 (1448) 1-10 15/16 (583)	 WUDH1624	 WUDH2024	 WUDH2424	 WUDH2624	 WUDH2824	 WUDH3024	 WUDH3224	 WUDH3624	 WUDH4024
5-2 9/16 (1589) 5-1 1/2 (1562) 5-1 (1549) 2-0 15/16 (633)	 WUDH1626	 WUDH2026	 WUDH2426	 WUDH2626	 WUDH2826	 WUDH3026	 WUDH3226	 WUDH3626 E	 WUDH4026 E
5-6 9/16 (1691) 5-5 1/2 (1664) 5-5 (1651) 2-2 15/16 (684)	 WUDH1628	 WUDH2028	 WUDH2428	 WUDH2628	 WUDH2828	 WUDH3028 E	 WUDH3228 E	 WUDH3628 E	 WUDH4028 E

## MULTIPLE ASSEMBLY CONVERSIONS

ROUGH OPENING		MASONRY OPENING WITH BMC	
Width	Height	Width	Height
Add all frame sizes plus 1" (25)	Add frame sizes plus 1/2" (13)	Add all frame sizes plus 3 1/8" (79)	Add frame sizes plus 1 9/16" (39)

Wood Ultimate Double Hung: **WUDH**















































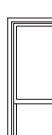



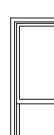



## NOTES:

- E These windows meet national Egress codes for fire evacuation. Local codes may differ.
- \* For more Cottage Style sizes than the sample shown, please contact your Marvin representative.
- \* Ultimate Double Hung cottage call number formula is figured in fifths. Top sash is 2/5 and bottom is 3/5
- 1. Standard call number; 2024
- 2. Add the two glass heights; 24" + 24" = 48"
- 3. Divide 48" by 2/5; 19-13/64"
- 4. Round to the nearest standard glass height; 20"
- 5. Subtract from total glass height; 48" - 20" = 28" The call number for the above example is: 2020/28. The top sash will be a 2020 and the bottom sash will be a 2028
- Please consult your local Marvin® representative for more information.

NOT TO SCALE










## WOOD ULTIMATE DOUBLE HUNG

<b>MO (mm)</b>	2-0 1/2 (622)	2-4 1/2 (724)	2-8 1/2 (826)	2-10 1/2 (876)	3-0 1/2 (927)	3-2 1/2 (978)	3-4 1/2 (1029)	3-8 1/2 (1130)	4-0 1/2 (1232)
<b>RO (mm)</b>	1-10 3/8 (568)	2-2 3/8 (670)	2-6 3/8 (772)	2-8 3/8 (822)	2-10 3/8 (873)	3-0 3/8 (924)	3-2 3/8 (975)	3-6 3/8 (1076)	3-10 3/8 (1178)
<b>FS (mm)</b>	1-9 3/8 (543)	2-1 3/8 (645)	2-5 3/8 (746)	2-7 3/8 (797)	2-9 3/8 (848)	2-11 3/8 (899)	3-1 3/8 (949)	3-5 3/8 (1051)	3-9 3/8 (1153)
<b>DLO (mm)</b>	1-2 15/16 (379)	1-6 15/16 (481)	1-10 15/16 (583)	2-0 15/16 (633)	2-2 15/16 (684)	2-4 15/16 (735)	2-6 15/16 (786)	2-10 15/16 (887)	3-2 15/16 (989)

5-10 9/16 (1792) 5-9 1/2 (1765) 5-9 (1753) 2-4 15/16 (735)									
	WUDH1630	WUDH2030	WUDH2430	WUDH2630	WUDH2830 E	WUDH3030 E	WUDH3230 E	WUDH3630 E	WUDH4030 E
6-2 9/16 (1894) 6-1 1/2 (1867) 6-1 (1854) 2-6 15/16 (786)									
	WUDH1632	WUDH2032	WUDH2432	WUDH2632 E	WUDH2832 E	WUDH3032 E	WUDH3232 E	WUDH3632 E	WUDH4032 E
6-4 9/16 (1996) 6-5 1/2 (1969) 6-5 (1956) 2-8 15/16 (837)									
	WUDH1634	WUDH2034	WUDH2434 E	WUDH2634 E	WUDH2834 E	WUDH3034 E	WUDH3234 E	WUDH3634 E	WUDH4034 E
6-10 9/16 (2097) 6-9 1/2 (2070) 6-9 (2057) 2-10 15/16 (887)									
	WUDH1636	WUDH2036	WUDH2436 E	WUDH2636 E	WUDH2836 E	WUDH3036 E	WUDH3236 E	WUDH3636 E	WUDH4036 E
7-6 9/16 (2300) 7-5 1/2 (2273) 7-5 (2261) 3-2 15/16 (989)									
	WUDH1640	WUDH2040	WUDH2440 E	WUDH2640 E	WUDH2840 E	WUDH3040 E	WUDH3240 E	WUDH3640 E	WUDH4040 E
7-10 9/16 (2402) 7-9 1/2 (2375) 7-9 (2362) 3-4 15/16 (1040)									
	WUDH1642	WUDH2042	WUDH2442 E	WUDH2642 E	WUDH2842 E	WUDH3042 E	WUDH3242 E	WUDH3642 E	WUDH4042 E

### COTTAGE STYLE\*

<b>MO (mm)</b>	2-0 1/2 (622)	2-4 1/2 (724)	2-8 1/2 (826)	2-10 1/2 (876)	3-0 1/2 (927)	3-2 1/2 (978)	3-4 1/2 (1029)	3-8 1/2 (1130)	4-0 1/2 (1232)
<b>RO (mm)</b>	1-10 3/8 (568)	2-2 3/8 (670)	2-6 3/8 (772)	2-8 3/8 (822)	2-10 3/8 (873)	3-0 3/8 (924)	3-2 3/8 (975)	3-6 3/8 (1076)	3-10 3/8 (1178)
<b>FS (mm)</b>	1-9 3/8 (543)	2-1 3/8 (645)	2-5 3/8 (746)	2-7 3/8 (797)	2-9 3/8 (848)	2-11 3/8 (899)	3-1 3/8 (949)	3-5 3/8 (1051)	3-9 3/8 (1153)
<b>DLO (mm)</b>	1-2 15/16 (379)	1-6 15/16 (481)	1-10 15/16 (583)	2-0 15/16 (633)	2-2 15/16 (684)	2-4 15/16 (735)	2-6 15/16 (786)	2-10 15/16 (887)	3-2 15/16 (989)

5-10 9/16 (1792) 5-9 1/2 (1765) 5-9 (1753) 1-10 15/16 (583) / 2-10 15/16 (887)									
	WUDH1624/36	WUDH2024/36	WUDH2424/36	WUDH2624/36	WUDH2824/36	WUDH3024/36	WUDH3224/36	WUDH3624/36	WUDH4024/36

NOT TO SCALE

JANUARY 2019

WOOD ULTIMATE DOUBLE HUNG

# BEWISO ANNE



## Simulated Double Hung Window Tilt and Turn Windows (single and double)

The **ANNE window** is rated at Efficiency Class A for both the operable and fixed versions. It's manufactured in Austria by timber industry experts focused on offering the highest possible visual aesthetic, while maintaining high levels of comfort and efficiency. It is Historic Preservation friendly, with extra narrow frames and mullions.

### Made in Austria. Developed for North America.

BEWISO was founded by Thomas Cafuta, the youngest person to earn the title of Master Carpenter in Austria. Inspired by years of handcraft woodworking and window manufacturing, the BEWISO team set out to redefine the window industry. BEWISO's attention to detail and obsession with performance combines the best practices of traditional craftsmanship, innovative design and state-of-the-art technology to offer the highest quality.

### Optimized For High Performance Historic Buildings.

NYC Landmark Approval has been received for several projects using the BEWISO Model Anne windows. These are simulated double hung windows that can be used for high performance Landmark building retrofits. The narrow sight lines match historic frame widths. The frames are all wood and can be profiled to match the look of historic fenestration, pleasing owners, architects and LPC.

## PROPERTIES

- **Window U-Value** max 0.127 Btu/h ft<sup>2</sup> F (for operable tilt and turn)
- **U-glass** up to 0.088 Btu/h ft<sup>2</sup> F
- **SHGC** 30/40/50 with high VT
- **Noise Protection** 35 dB available up to 47 dB
- **Water Tightness** E900
- **Airtightness** DIN EN 12207 Class 4
- **Wind Pressure of Sash** B5/C5
- **Wind Pressure of Horizontal Mullion** B5/C5
- **Operable Frame Thickness** 2 3/4"
- **Total Profile** 3 1/2"
- **Wood Options** spruce, oak, accoya, others available by request
- **Finishes** natural, opaque, glazed
- **Styles** available as: casement windows, double casement windows, fixed windows, lift and slide doors, entrance doors, french doors

## TECHNICAL SPECS

Dimension	Length (in)
Width	48.42
Height	58.26
Top Division	28.54
Bottom Division	29.72

### Simulated Double Hung Window

U-window: 0.143 Btu/h ft<sup>2</sup> F

		Width (in)	Uf (Btu/hr/ft <sup>2</sup> /F)	Btu/hr ft F
Top Division- Fixed	Frame- Top	3.26	0.16	0.020
	Frame- Right	3.26	0.16	0.020
	Frame- Left	3.26	0.16	0.020
Horizontal Mullion		3.00	0.26	0.022
Bottom Division- Tilting	Frame- Left	3.46	0.17	0.021
	Frame- Right	3.46	0.17	0.021
	Frame- Bottom	3.46	0.17	0.021

### Tilt and Turn Window Single

U-window: 0.126 Btu/h ft<sup>2</sup> F

		Width (in)	Uf (Btu/hr/ft <sup>2</sup> /F)	Ψ Btu/hr ft F
Operable Sash	Frame- Top	3.66	0.172	0.021
	Frame- Right	3.66	0.172	0.021
	Frame- Left	3.66	0.172	0.021
	Frame- Bottom	3.66	0.185	0.020

### Tilt and Turn Window Double

U-window: 0.142 Btu/h ft<sup>2</sup> F

		Width (in)	Uf (Btu/hr/ft <sup>2</sup> /F)	Ψ Btu/hr ft F
Operable Sash	Frame- Top	3.66	0.172	0.021
	Frame- Right	3.66	0.172	0.021
	Frame- Left	3.66	0.172	0.021
	Frame- Bottom	3.66	0.185	0.020
Flying Mullion		4.56	0.169	0.020

## ADVANTAGES

- Highest aesthetic demands
- Offers optimal occupant comfort
- Optimized frame design lower energy costs
- 25% more glass surface than conventional windows
- Foam-free insulation





## PRODUCTS



### MODEL ANNE

#### Model Anne

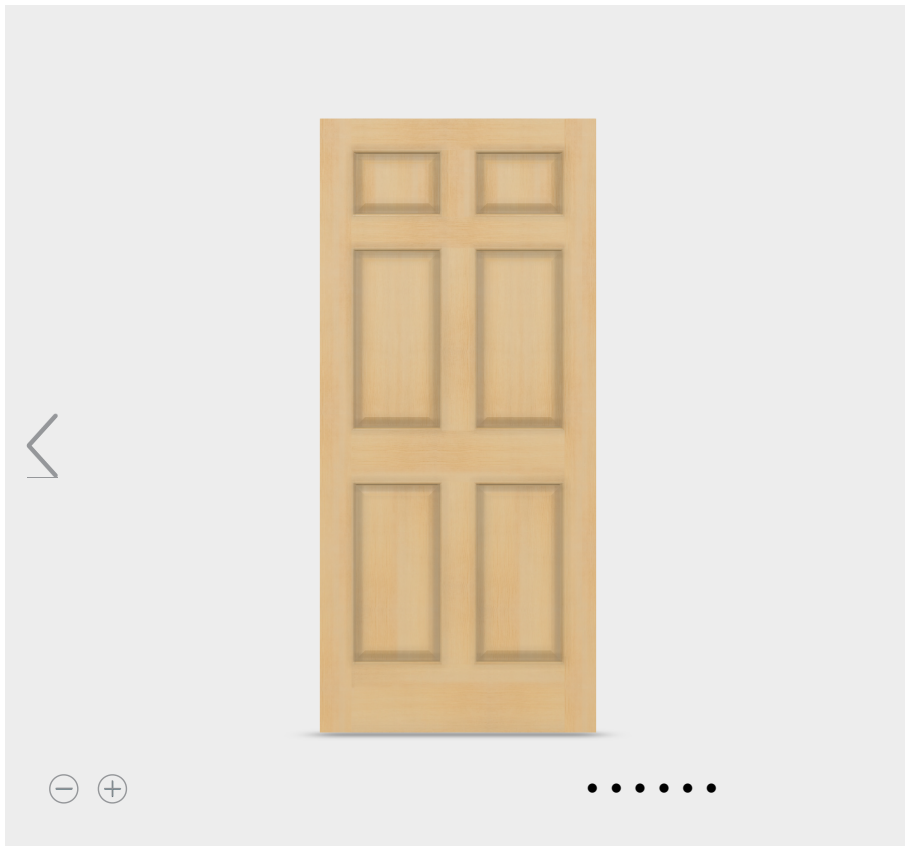
TRIPLE GLAZING	Ug 0,5 W/m <sup>2</sup> K UG 5,67 Btu/h ft <sup>2</sup> F
WATER TIGHTNESS	E 900
AIR PERMEABILITY	Class 4
WIND PRESSURE OF SASH	B5/C5
WIND PRESSURE OF HORIZONTAL MULLION	B5/C5
THERMAL TRANSMITTANCE	UW 1,0 W/m <sup>2</sup> K UW 0,17 Btu/H ft <sup>2</sup> F
NOISE PROTECTION	33 dB minimum







proposed entry door for S. Henry Street facade



## Visualize your door

### Wood Options



Hemlock



Meranti Mahogany

[See all options and features >](#)



### PRICING

Many options will influence the price of your door.  
To get an estimate, contact your JELD-WEN dealer.



## Model Overview

**PROJECT TYPE**  
New construction and replacement

**MAINTENANCE LEVEL**  
Moderate

**WARRANTY**  
5 Year Warranty

**HARDWARE**  
1 Hinges option

**CONSTRUCTION**  
Construction

**MATERIALS**  
2 Wood Options

- Materials
- Hardware
- Construction & Framing
- Energy & Sustainability

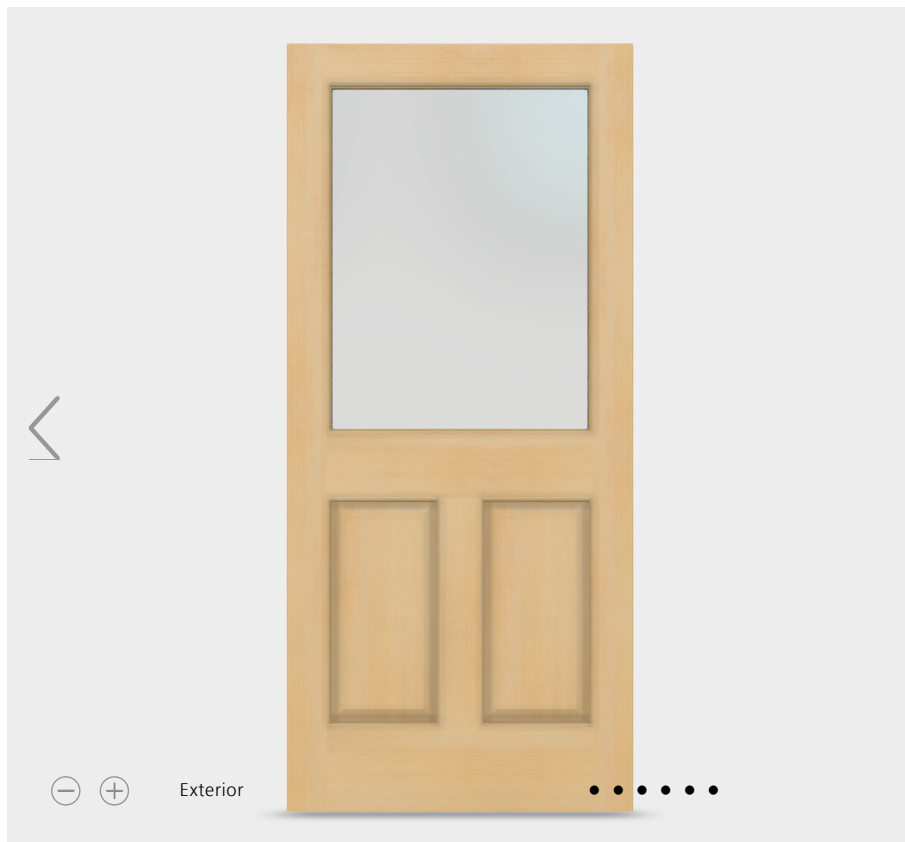
## Model Details & Options

### Materials

**WOOD OPTIONS**



**Hemlock**  
This wood features a fine-textured, straight-grained appearance. It is light and bright in color, varying from a creamy, nearly white to a light, straw-red color. Sometimes hemlock may have a slight lavender cast, especially



## Visualize your door

### Wood Options



Hemlock



Meranti Mahogany

[See all options and features >](#)



### PRICING

Many options will influence the price of your door.  
To get an estimate, contact your JELD-WEN dealer.



## Model Overview

<b>PROJECT TYPE</b> New construction and replacement	<b>MAINTENANCE LEVEL</b> Moderate	<b>WARRANTY</b> 5 Year Warranty
<b>GLASS</b> Energy efficient.	<b>HARDWARE</b> 1 Hinges option	<b>CONSTRUCTION</b> Construction
<b>MATERIALS</b> 2 Wood Options	<b>EXTRAS</b> Sidelights Available	

- Materials
- Glass
- Hardware
- Construction & Framing
- Energy & Sustainability

## Model Details & Options

### Materials

#### WOOD OPTIONS

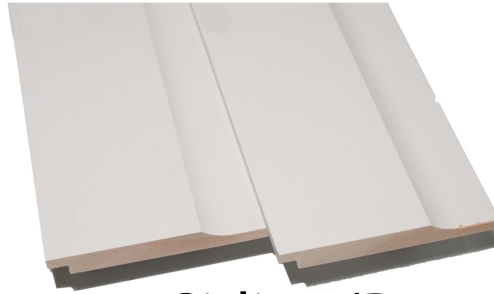


**Hemlock**  
This wood features a fine-textured, straight-grained appearance. It is light and bright in color, varying from a creamv, nearly white to a light, straw-red color. Sometimes hemlock mav have a slight lavender cast, especially

# PRIMELOCK®

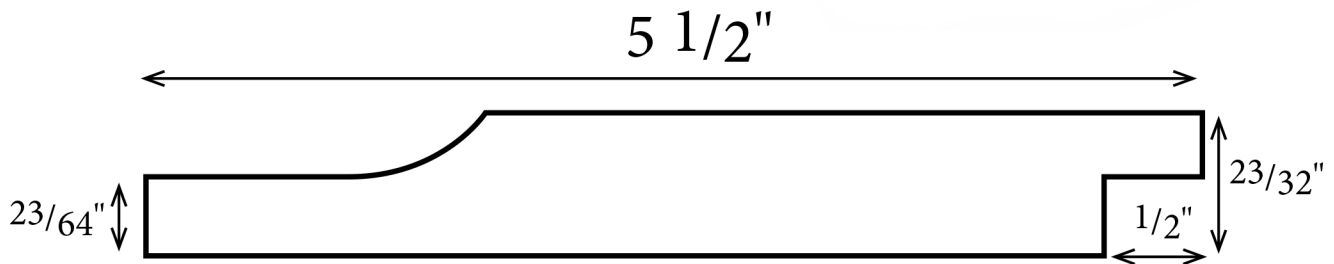
TRIM • SIDING • PATTERNS

ALL NATURAL MEETS HIGH TECH



siding proposed if  
sufficient wood cannot  
be salvaged from  
existing structure

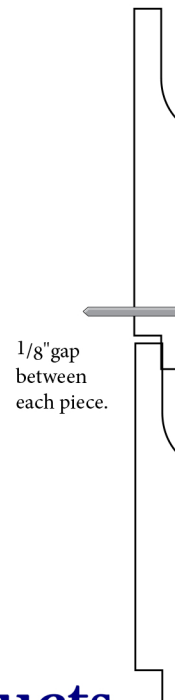
## 1x6 German Siding/Drop Siding



### Installing Lapped Siding

For a horizontal application, start with the bottom course and work up with the beveled sides of the channels pointing upward. Allow a  $\frac{1}{8}"$  expansion gap between each piece of siding. Do not nail through overlaps. Use one nail 1" up from the lap. Nails must penetrate solid wood  $1 \frac{1}{2}"$ .

Refer to Primelock brochure for additional siding application advice.



**Princeton Forest Products**

[www.princetonforestproducts.com](http://www.princetonforestproducts.com)

Bellis Verde 15 1/4" High Textured Black Outdoor Wall Light - Style # 42R20

SAVE

light fixture proposed  
for S. Henry Street  
entry door



\$129.99 · Lamps Plus  
+\$7.80 tax. Free shipping  
91% positive (10,235)

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LAMPS PLUS

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Compare prices from 5+ stores

John Timberland · Outdoor · Black · 1 light · 8.5 in

Illuminate a dark patio or entryway area with this outdoor wall light. It comes in a textured black finish over a tapering steel frame, and has clear glass panels that give a full view of the bulb inside. Offering a classy lantern-style look, this outdoor lighting fixture is a wonderful choice for your home.

Buy on Google

Buy worry-free right here on Google. Orders backed by a Google guarantee.

Sold by	Details & special offers	Item price	Total price	
Lamps Plus Save 20% extra, up to \$20	Free delivery by Wed, Oct 30 Return-eligible for 60 days	\$129.99	\$129.99 +Tax	View more details

Other options across the web





# HardiePlank® Lap Siding

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Traditional and timeless. Sleek and strong. HardiePlank® lap siding is not just our best-selling product—it's the most popular brand of siding in North America, protecting and beautifying more homes from coast to coast.

proposed for rear ell addition and north wall  
between 121 S. Henry and 119 S. Henry

## HARDIEPLANK® LAP SIDING PRODUCTS

The products you'll see below are readily available for zip code 22314. Not your zip code? [Update it now.](#)



### HARDIEPLANK® LAP SIDING SELECT CEDARMILL®

Our natural cedar look has a soft texture that mimics wood.



### THE STATEMENT COLLECTION™

Classic shades—engineered with long-lasting ColorPlus® Technology—will make a







SIDING COLORS

Evening Blue



[Request a Quote >](#)

[Request a Sample >](#)

Colors shown may vary due to screen resolution. Please see actual product sample for true color.

AVAILABLE SIZES

<b>THICKNESS:</b> 0.312"	<b>WIDTHS:</b> 8.25" <b>EXPOSURES:</b> 7"
<b>LENGTH:</b> 144" boards	

[Warranty Information >](#)

Not finding the color you're looking for?

[+ See More Color Options](#)

PRIMED FOR PAINT

James Hardie's primed for paint collection gives you the power to choose paint for your home's exterior. It's primed. It's ready for field painting. It's a durable, high-performance canvas.



AVAILABLE SIZES

<b>THICKNESS:</b>	0.312"	
<b>LENGTH:</b>	144" boards	
<b>WIDTHS:</b> <b>EXPOSURES:</b>	6.25"	8.25"
	5"	7"
	7.25"	5.25"
	6"	4"

[Warranty Information >](#)

124 S. Payne Street  
Proposed color selection of 121 S. Henry Street  
Wood trim will be white

